

PARK AVE. CORNER FLAT IN A TRADE

Kempners Take Big Broadway
Plot Near Columbia in
Part Payment.

APARTMENT FOR 84TH ST.

A Park avenue corner, several lots on upper Broadway and some cash figured in a trade announced yesterday by William B. May & Co. For the Rexton Realty Company, which is the trade name for the Kemper family, was sold the southeast corner of Park avenue and Eighty-second street, a five story apartment house of the old type, on a lot 233 feet on Park avenue, and 100 feet on the street. It was bought by the Rexton company in December, 1909, just before Park avenue became the centre of apartment house operations. Next to it on Park avenue Bing & Bing are erecting a twelve-story apartment house at a cost of \$22,000,000. Mr. Cullen's plots comprising this corner are on Huntington avenue and are bounded by the New York post road. Mr. Cullen is a New York professional man, connected with Charles P. Pratt, architect, who is engaged in having studies made for an artistic residence which will cost at least \$1,000.

SCARSDALE RESIDENCE SITE.

The Robert E. Farley Organization has sold about one acre in the new residential section of Greenacres, Scarsdale, to John E. Cullen. The two plots comprising this corner are on Huntington avenue and are bounded by the New York post road. Mr. Cullen is a New York professional man, connected with Charles P. Pratt, architect, who is engaged in having studies made for an artistic residence which will cost at least \$1,000.

BUY JERSEY MUSHROOM FARM.
Arthur S. Lewis and Frank Marston have formed a corporation to take over the property formerly known as Engle's chicken and mushroom farm at Crystal Lake near Engle Rock, West Orange. This property consists of about fifty acres of land and extensive improvements have been made the place will be known as the Crystal Lake Farms. McCarthy & Feltner were the brokers.

LENDER TAKES BIG LOFTS.

An offer of \$1,000 over a first mortgage of \$10,000 and interest amounting to \$2,000 was sufficient to purchase for the Alavista Building Company, as plain tiffs in a foreclosure suit, a seven-story apartment room, yesterday, in the twenty-story loft building at 141 and 142 West Twenty-eighth street, on a plot 46x85. The Alavista company brought the action against the Twenty-fifth Street Construction Company as owner of the property.

LEXINGTON AVENUE BUYER.
John W. Smyth is the buyer of the five story apartment at the northeast corner on the south side of Eighty-fourth street, 143 1/2 feet west of Lexington avenue. It will be in a frontage of 25 feet wide on Fifth avenue and 100 feet on the street. To make way for this building, which is to cost considerable money, a steel structure will be required. Though not the latest type, it is a good building and the first structure of this kind on Fifth avenue to be removed to make way for another. In this respect the deal marks the first time in the structural and business development of Fifth avenue.

Heretofore business buildings have displaced dwellings. There are few dwellings left on Fifth avenue now, so that the development of Fifth avenue is in its final stage. The Alavista company, one of which is the structure which Col. Marceau will remove, is the first to mark the end of Fifth avenue.

For years he has been planning the building now to be built and those who are acquainted with his ideas may be surprised. Though not the latest type, it is a good building and the first structure of this kind on Fifth avenue to be removed to make way for another. In this respect the deal marks the first time in the structural and business development of Fifth avenue.

EAST SIDE TENEMENT.
Adolph Merlin, architect, has filed plans for the construction of a six story tenement on the north side of Madison street, 25 1/2 feet west of Mulberry street. It will have a frontage of 25 1/2 feet and a depth of 75 and have accommodations for eighteen families. Vincenzo Dedicis is the owner. The cost has been estimated at \$20,000.

TO DISCUSS TAX BURDEN.
There will be a conference this afternoon at the rooms of the Merchant Association of representatives of the Chamber of Commerce, City Club, Bureau of Municipal Research, Merchants Association and the Allied Real Estate Interests to discuss city finances. This will be the second session of conferences to devise ways and means of meeting the present financial situation of this city with the view of lightening the burdens of real estate.

BUYERS FOR SMALL PARCELS.
WEST 16TH STREET.—Max Blau has sold to the Blau & Weiss Realty Company for James R. Hayes 510 and 512 West 147th street, a three story frame dwelling on plot 50x50, 145 feet south of Madison street.

WEST 121ST STREET.—A. G. Gulkkin has sold for the Ervin Construction Company 256 West 121st street, a three story dwelling on lot 18x100, 100 feet from the turnpike, which was in exchange the building 2214 Eighth street, Brooklyn.

LEWIS STREET.—The Benenson Realty Company has sold 115 Lewis street, a three and five story lot, building on plot 25x100, between Madison and Fifth avenues. The buyer is the View Realty Company, Irving Bachrach, president, which gave in exchange 1891 First avenue, a five story tenement on lot 25x100, 90 1/2 feet south of Ninety-eighth street.

SALES OF BRONX FLATS.
BATHGATE AVENUE.—The Sulshire Construction Company, Lazarus Shiran, president, has sold 1730 and 1740 Bathgate, a new six story flat, 100x100, between Madison and Morris. The buyer is the View Realty Company, Irving Bachrach, president, which gave in exchange 1891 First avenue, a five story tenement on lot 25x100, 90 1/2 feet south of Ninety-eighth street.

RESULTS AT AUCTION.
Public Offering Yesterday in Manhattan, The Bronx and Brooklyn.
(AT 14 VERSY STREET)
By Joseph P. Day.

21TH ST. 141-142 W. s. 214-2 7th st., 43x98.2x65.59x9. 12 story loft & store building. Alvaria Holding Co. 247,000. Taxes, \$1,000. The buyer is the View Realty Company, Irving Bachrach, president, which gave in exchange 1891 First avenue, a five story tenement on lot 25x100, 90 1/2 feet south of Ninety-eighth street.

LEASING CITY HOMES.
The Houghton Company has leased for Joseph T. Ryan the three story frame dwelling at 312 West Eighty-fourth street to Paul E. Lowe for a term of years.

BROKAW LEASES L. I. PLACE.
E. S. Willard & Co. have leased for Philip W. Livermore the house and property of about sixty-eight acres at Brookville, L. I. to Howard C. Brokaw.

LIS PENDENS.
Manhattan.
21ST ST. 14-15 W. s. 435 w. 6th av. 11-15—Chas H. Young et al. vs. Frederick E. Nathan et al. (foreclose of mfg); atty. A. H. Weil, Jr. \$1,000.

21TH ST. n. 155 ft. s. 267-8 6th st., 57-8—Nathan Rosenbaum agt. Solomon Kuttner, action to foreclose mechanics' liens, atty. A. H. Weil, Jr. \$1,000.

14TH ST. n. 153 ft. w. 24 av. 22x103.2—Sam S. Savitz agt. A. H. Anger et al. (foreclose of mfg); atty. A. H. Weil, Jr. \$1,000.

112TH ST. n. 150 ft. 7th st. 15x100—Equitable Life Assur. Soc. of U. S. agt. James Neil et al. (foreclose of mfg); atty. Alexander & Green.

7TH ST. 19-20 E. Adelene Salisbury & al. vs. Chas A. Stein et al. (foreclose of mfg); atty. A. H. Weil, Jr. \$1,000.

14TH ST. 15-16 W. Franklin Savings Bk of N. Y. agt. Franklins Savings Bk of N. Y. (foreclose of mfg); atty. A. H. Weil, Jr. \$1,000.

112TH ST. 166 E. s. 22-3 Park av. 14x45 1/2—J. S. Smith et al. (foreclose of mfg); atty. A. H. Weil, Jr. \$1,000.

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